



Westlinton, Carlisle, CA6 6AA

Offers In The Region Of £285,000



- Detached Bungalow
- Two Reception Rooms
- Two Garages and ample parking
- Semi-rural location just outside Carlisle
- Scope for modernisation and personalisation
- Three Bedrooms
- Generous Plot with open views to the rear
- Wrap-around gardens with summerhouse and patio
- Traditional kitchen with utility room and WC
- EPC - E

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Occupying a generous plot with far-reaching open views to the rear, this lovingly cared-for three-bedroom detached bungalow offers a fantastic opportunity to create a wonderful home in a semi-rural setting. Set within wrap-around gardens and enjoying a tranquil location in Westlinton, just a short drive from Carlisle and Longtown this spacious property offers flexible accommodation with scope for modernisation. Inside, the welcoming entrance hall benefits from built-in storage and leads to two generous reception rooms – one with a feature fireplace and views over the rear garden, and a second with a large picture window, flooding the space with natural light. The traditional kitchen is fitted with a range of wall and base units and leads to a practical utility room, which houses the boiler and offers access to the integral garage, rear porch, and a convenient WC. There are two spacious double bedrooms, smaller third bedroom, and a four-piece family bathroom complete with a sunken bath, separate shower cubicle, WC, and wash hand basin. Externally, the property boasts ample driveway and gravel parking, a detached garage, and well-maintained wrap-around gardens featuring a summerhouse, paved patio, lawned areas, a shed, and mature planting. This is an ideal opportunity for those looking for a peaceful lifestyle with easy access to both Carlisle and Longtown with scope to enhance and personalise a delightful home. Early viewing is highly recommended to fully appreciate the setting, space, and potential this versatile bungalow has to offer.

Entrance Hall

With built in storage, double glazed Door to front aspect.

Reception One

Rear aspect, overlooking garden. Feature slate effect fireplace.

Reception Two

Large picture window. Door leading to kitchen.

Kitchen

Range of wall and base units. Rear Aspect. Door leading to utility room

Utility Room

Housing boiler. Wall and base units, plumbing for whitegoods. Doors leading to integral garage, rear porch and WC

Cloaks/WC

Part tiled walls. WC.

Rear Porch

Double glazed. Door providing rear external access.

Bedroom

Double Glazed Window. Rear aspect.

Bedroom

Double glazed window. Front Aspect.

Bedroom

Double glazed window. Front Aspect

Bathroom

Four piece suite. Lowered bath. Separate shower cubicle. Wash hand basin. WC.

Integral Garage

Up and over garage door with power and lighting. Door leading to Utility Room

Detached Garage

Power and lighting. Up and over garage door. Side door leading to patio garden area.

Summer House

External

Wrap around gardens with rear patio area. Summer house and shed. Ample driveway with cattle grid leading to detached and integral garages.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter trips.crossings.happily

Please Note

The property is serviced by Septic tank.

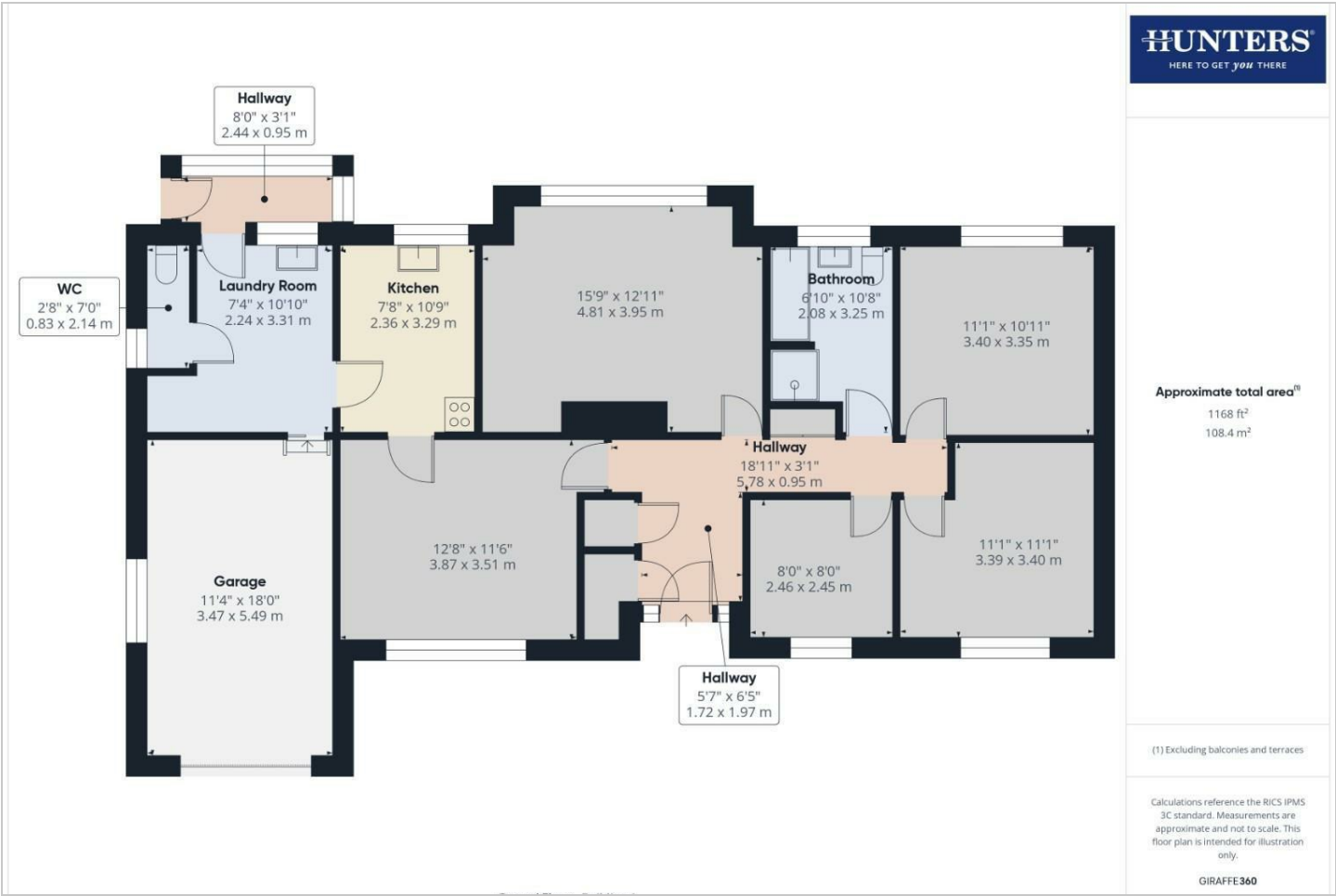
Oil Central Heating.

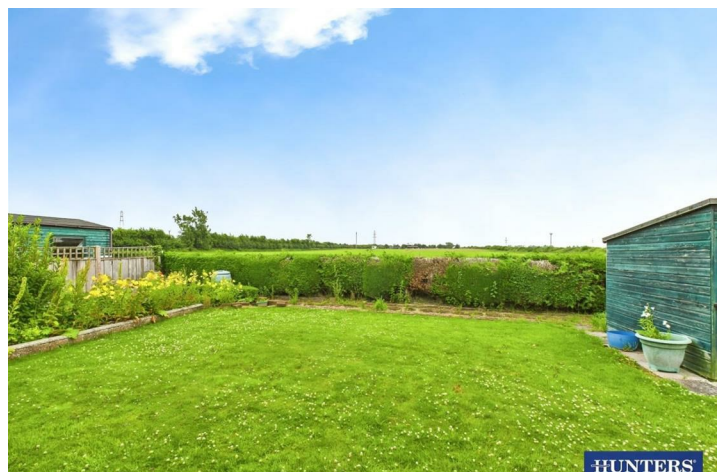
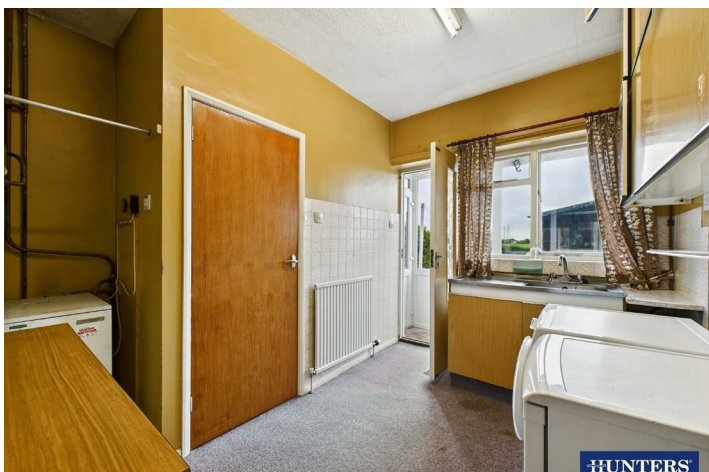
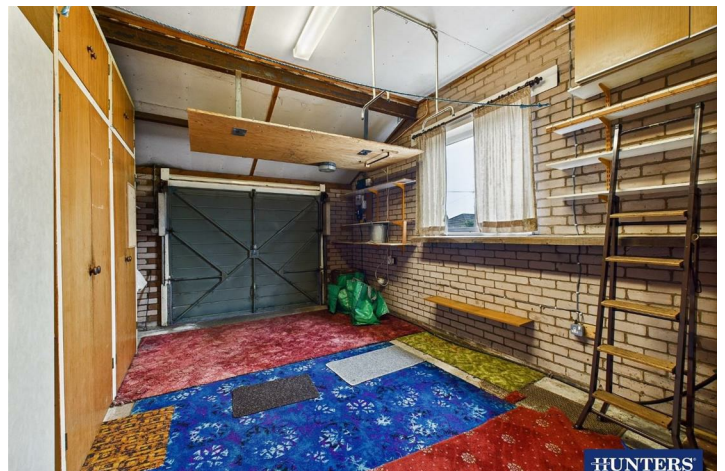
Probate is awaited.

AML DISCLOSURE

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

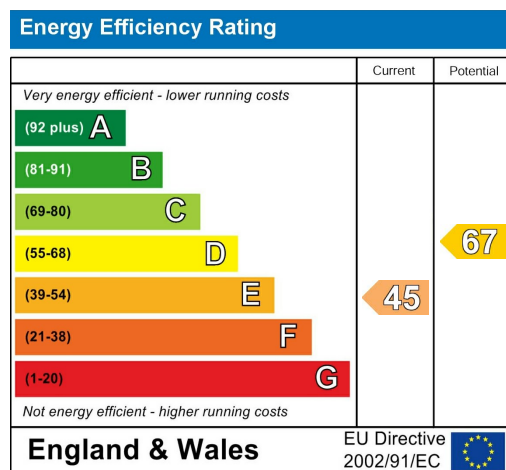
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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